

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Charleston State: SC

PJ's Total HOME Allocation Received: \$12,672,343 PJ's Size Grouping\*: C

PJ Since (FY): 1992

| Category   | PJ       | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|------------|---------------|------------------------------|---------|---------|
|  |          |               |            |               | Group                        | C       | Overall |
|  |          |               |            | PJs in State: | 10                           |         |         |
| Program Progress:  |          |               |            |               |                              |         |         |
| % of Funds Committed   | 89.70 %  | 90.52 %       | 8          | 90.66 %       | 40                           | 43      |         |
| % of Funds Disbursed   | 80.32 %  | 80.30 %       | 6          | 81.06 %       | 35                           | 35      |         |
| Leveraging Ratio for Rental Activities                           | 13.89    | 6.18          | 1          | 4.62          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 84.78 %  | 90.04 %       | 7          | 81.27 %       | 26                           | 29      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 85.54 %  | 68.99 %       | 5          | 68.23 %       | 74                           | 78      |         |
| Low-Income Benefit:  |          |               |            |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 93.79 %  | 82.88 %       | 5          | 79.86 %       | 71                           | 78      |         |
| % of 0-30% AMI Renters to All Renters***                         | 43.69 %  | 33.96 %       | 6          | 44.82 %       | 45                           | 46      |         |
| Lease-Up:  |          |               |            |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 97.31 %  | 94.77 %       | 6          | 94.65 %       | 37                           | 38      |         |
| Overall Ranking:   |          |               | In State:  | 3 / 10        | Nationally:                  | 73 74   |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |               |                              |         |         |
| Rental Unit  | \$10,255 | \$13,337      |            | \$25,419      | 483 Units                    | 80.90 % |         |
| Homebuyer Unit   | \$26,572 | \$34,449      |            | \$14,530      | 31 Units                     | 5.20 %  |         |
| Homeowner-Rehab Unit   | \$11,964 | \$21,223      |            | \$20,251      | 83 Units                     | 13.90 % |         |
| TBRA Unit  | \$0      | \$548         |            | \$3,156       | 0 Units                      | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$108,114 | \$132,964 | \$14,027  |
| <b>State:*</b>     | \$73,769  | \$9,521   | \$22,879  |
| <b>National:**</b> | \$89,640  | \$72,481  | \$22,984  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.8 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.82

| <b>RACE:</b>                             | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%   |
|--|--|--|--|---|
| White:                                   | <span style="border: 1px solid black; padding: 2px;">27.9</span> | <span style="border: 1px solid black; padding: 2px;">6.5</span>  | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">70.9</span> | <span style="border: 1px solid black; padding: 2px;">90.3</span> | <span style="border: 1px solid black; padding: 2px;">97.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |   |   |   |   |
|----------|---|---|---|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">0.2</span> | <span style="border: 1px solid black; padding: 2px;">3.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|---|---|---|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">67.0</span> | <span style="border: 1px solid black; padding: 2px;">22.6</span> | <span style="border: 1px solid black; padding: 2px;">47.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">13.8</span> | <span style="border: 1px solid black; padding: 2px;">25.8</span> | <span style="border: 1px solid black; padding: 2px;">31.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.3</span> | <span style="border: 1px solid black; padding: 2px;">22.6</span> | <span style="border: 1px solid black; padding: 2px;">6.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">4.3</span>  | <span style="border: 1px solid black; padding: 2px;">6.5</span>  | <span style="border: 1px solid black; padding: 2px;">8.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">6.5</span>  | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.1</span>  | <span style="border: 1px solid black; padding: 2px;">6.5</span>  | <span style="border: 1px solid black; padding: 2px;">2.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">9.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">14.9</span> | <span style="border: 1px solid black; padding: 2px;">19.4</span> | <span style="border: 1px solid black; padding: 2px;">13.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">58.1</span> | <span style="border: 1px solid black; padding: 2px;">9.7</span>  | <span style="border: 1px solid black; padding: 2px;">68.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">23.2</span> | <span style="border: 1px solid black; padding: 2px;">35.5</span> | <span style="border: 1px solid black; padding: 2px;">7.2</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">2.3</span>  | <span style="border: 1px solid black; padding: 2px;">25.8</span> | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">1.5</span>  | <span style="border: 1px solid black; padding: 2px;">9.7</span>  | <span style="border: 1px solid black; padding: 2px;">6.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">44.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">1.3</span>  |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">54.5</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 19

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston

State: SC

Group Rank: 73  
(Percentile)

State Rank: 3 / 10 PJs

Overall Rank: 74  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS   | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60%   | <b>84.78</b> |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.54%   | <b>85.54</b> |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | <b>93.79</b> |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.20%   | <b>97.31</b> |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.500    | <b>3</b>     |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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